PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

65 BRINDALE ROAD, BRINNINGTON, STOCKPORT, SK5 8DN
£200,000 (Offers Over)







Introducing Brindale Road

Sleigh and Son Property Sales are delighted to present this deceptively spacious three bedroomed home, ideally positioned in the popular residential area of Brinnington and enjoying attractive front facing views over the Brindale Road Play Area, providing a pleasant outlook across well maintained green open space.

Offering generous accommodation throughout, this appealing property represents an excellent opportunity for first time buyers and growing families alike, and early viewing is highly recommended.

Upon entering the property, a welcoming vestibule leads into a spacious entrance hallway, providing access to both the kitchen and the rear lounge. The generously proportioned lounge features an attractive fireplace, creating a cosy focal point, and leads into a rear sun room with direct access to the garden. The fitted kitchen is well equipped with an excellent range of storage units and leads through to a separate dining room, creating a practical and versatile layout with a natural flow between the living spaces, ideal for everyday family living. To the first floor, the property offers three well proportioned bedrooms, two of which are generous doubles. One bedroom further benefits from fitted wardrobes along two walls, providing ample built in storage. Completing the accommodation is a fitted family bathroom and a separate WC, a particularly popular feature for busy households and growing families.

Externally, the front of the property is predominantly paved, providing a driveway with off road parking. To the rear, a generous garden features a combination of paved areas and lawn, together with dedicated seating areas, creating a pleasant outdoor space.

Brindale Road is a popular residential location, conveniently positioned close to a range of local amenities. The area is well served by nearby primary and secondary schools, while excellent transport links include Brinnington railway station and regular local bus services. The M60 motorway is also within easy reach, providing convenient access across Greater Manchester.

Residents can further enjoy the nearby community facilities and green spaces, including Reddish Vale Country Park and Vernon Park.

An early viewing is highly recommended to fully appreciate the space, layout and location this attractive family home has to offer.

Tenure: Freehold

Council Tax Band A

A traditionally brick built property with tiled roof. Mains: Gas, Electric, water (unmetered), sewerage, Wi-Fi.

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE	Door to entrance vestibule. uPVC double glazed door to hallway with uPVC double glazed frosted window to side.
HALLWAY	Radiator. Open under stairs storage area. Doors to kitchen and lounge. Access to stairs and landing. Ceiling light point, power points.
LOUNGE	Central feature fitted gas fire with brick surround. Coving to ceiling. Radiator. uPVC double glazed sliding patio door to sun room. Ceiling light point, two wall light points, power points, TV point.
SUN ROOM	Built with wooden frame and window surround. Door to rear garden. Ceiling light point.
KITCHEN	Fitted with a range of wall and base units and drawers with work surface over. Stainless steel sink and drainer unit with taps. Space for cooker, fridge freezer and space and plumbing for washing machine. Part tiled walls. uPVC double glazed window to front aspect. Door to dining room. Door to outside shared guinel. Strip light, power points.
DINING ROOM	Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
LANDING	Storage cupboard housing wall mounted combi boiler. Access to w/c, bathroom and bedrooms. Access to loft with drop down step ladder. Spot lights, ceiling light point.
BEDROOM ONE	Double bedroom. Fitted with a range of wardrobes and overhead cupboards to two walls. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Bath with side panel and wall mounted electric shower. Sink wash basin on wooden storage unit. Radiator. Fully tiled walls. uPVC double glazed obscure glass window to front aspect. Ceiling light point.
SEPARATE W/C	Low level w/c with flush. uPVC double glazed obscure glass window to front aspect. Ceiling light point.

EXTERIOR FRONT	The front of the property is mainly paved with double wrought iron gates leading to a driveway. Brick wall and fenced surround. Mature shrubs and trees. Door to shared guinel. Concealed electrics. Outside tap.
EXTERIOR REAR	The rear of the property has a paved area and grassed area with mature trees and shrubs. Brick built detached storage outhouse. Garden shed. Secure fencing. Gate to guinel.





























